

Information on Subject Property:

E-mail address: _____

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

Applicant and Owner are the same

8. Name of present owner: Same

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: Bill Connellan, Osprey Martin Partnership

Mailing address: 2220 Landmark Place, Manasquan, New Jersey 08736

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq./The Beekman Law Firm, LLC

Mailing Address: 47 Main Avenue, PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # _____ Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

11. Name of applicant's Engineer (if applicable): Joseph Kosciuba, PE, KBA Engineering Services LLC

Mailing Address: 2517 Route 35, Building E, Suite 203, Manasquan, New Jersey 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell # _____

E-mail address: Joe@kbaengineers.com

12. Name of applicant's Planner (if applicable): TBD

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Joseph Kosciuba, PE, KBA Engineering Services LLC

Mailing Address: 2517 Route 35, Building E, Suite 203, Manasquan, New Jersey 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell # _____

E-mail address: Joe@kbaengineers.com

14. Name of applicant's Architect (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): TBD

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000	3,000	3,000
Minimum lot width	50'	30'	30'
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	30'	30'
Minimum front yard setback	15'/25'	0' / 0'	0' / 0'
Minimum rear yard setback	25'	28.5'	28.5'
Minimum side yard setback	3'/6'	1.5' / N/A	1.5' / N/A
Maximum percent building coverage	35%	77.82%	63.94%
Maximum percent lot coverage	60%	98.60%	98.09%
Maximum number of stories	2 stories	3 stories	3 stories
Maximum building height (in feet)	30'	39'	39'
Square footage of principal structure		1,917 sq.'	1,917 sq.'
Off-street parking spaces	0	1	2
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	Non-conforming Garage with Garage Apartment be removed with this application	with Garage Apartment	damaged by fire will
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot: Bed and Breakfast, a permitted conditional use in the Zone			
Proposed use or uses on the lot: Single Family Dwelling			
Is the property located in a special flood hazard area? No			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: Bed & Breakfast to be changed to 1 Single Family Dwelling

17. Are any extensions of municipal facilities or utilities involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes ☐ No ☐ Unknown ☒

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES ☐ NO ☒ If yes, please attach.

Proposal is to fully remove damaged garage with garage apartment and replace with driveway for 2 off-street parking spaces.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☒ YES ☐ NO

22. Are any easements or special covenants by deed involved with this application?

☐ YES (If yes, attach copy) ☒ NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
: ss
County of Monmouth :

James Hudak, Managing/Authorized Member,
NLA Property Management, LLC

_____ being of full age, being duly sworn according to
Law, on oath depose and says that all the above statements are true.

James S. Hudak
(Original Signature of Applicant to be Notarized)

NLA Property Management LLC

(Print Name of Applicant)

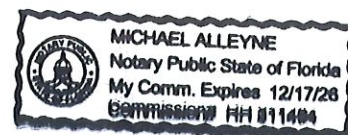
By: James Hudak, Managing/Authorized Member

Sworn and subscribed before me this

27th day of October, 2023

Michael Alleyne
Signature of Notary Public

[NOTARY SEAL]



OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

James Hudak, Managing/Authorized Member,
I/WE, NLA Property Management LLC, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

208 Madison Avenue, Spring Lake, NJ 07762 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 25 LOT(S) 13

ALSO KNOWN AS 900 Ocean Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE James Hudak and/or our contractor, Bill Connellan, Osprey Martin Partnership,
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH
RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT
TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE
BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID
APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS
THE OWNER(S).

James J. Hudak

(Original Signature of Owner to be Notarized)

James Hudak, Managing/Authorized Member,
NLA Property Management LLC

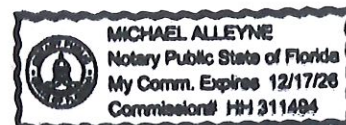
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

27th day of October, 2023

Michael Alleyne
Signature of Notary Public

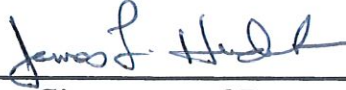
[NOTARY SEAL]



SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: Oct 10, 2023



Signature of Property Owner

James Hudak, Managing/Authorized Member,
NLA Property Management LLC

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: NLA Property Management LLC

[please print]

Property Address: 900 Ocean Avenue, Bradley Beach, NJ 0772013 Block 25 Lot 13

Applicant's Name: James Hudak, Managing/Authorized Member,

[Print Name]

[Signature of Applicant]

Owner's Name: Same as Applicant

[Print Name]

[Signature of Owner]

Date: _____, 2023

RESOLUTION
OF
NLA Property Management, LLC

BE IT RESOLVED that the transaction herein referred to, being herewith approved by all of the Members of this Limited Liability Company, **James Hudak and Maria Hudak, or either of them individually**, are hereby directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers to perform such acts as may be legally, properly and reasonably required or necessary for an Application to the proper Municipal Land Use Board for Development or Redevelopment of 900 Ocean Avenue, Bradley Beach, New Jersey 07720, a/k/a Block 25, Lot 13 on the Tax Map of the Borough of Bradley Beach, Monmouth County, New Jersey; and

BE IT FURTHER RESOLVED that the said **James Hudak and Maria Hudak, or either of them individually** shall have full authority to represent the Limited Liability Company as its representative, and testify on behalf of the Company; and

BE IT FURTHER RESOLVED that the said **James Hudak and Maria Hudak, or either of them individually** shall have the full authority to execute Plans and Maps, Contracts, Easements, Deeds, Applications, Affidavits of Title, Residency Certification, 1099, this Resolution, Settlement/Closing Statement, and any and all other documentation which may be required to prosecute and perfect the aforesaid Development Application; and

BE IT FURTHER RESOLVED, that if there is any consideration to be paid, the said **James Hudak and Maria Hudak, or either of them individually** shall have full authority to negotiate the terms of the consideration for any Contract or Easements in connection with the Development Application; and

BE IT FURTHER RESOLVED, that **James Hudak and Maria Hudak, or either of them individually**, shall have full authority to retain the services of professionals and

contractors to represent them with any development application and for the development and construction according to plans approved for zoning and construction.

WE, **James Hudak and Maria Hudak, or either of them individually**, being the only Members of **NLA Property Management, LLC**, a Limited Liability Company of the State of New Jersey (herein referred to as the "Company" or "Limited Liability Company"), certify that the foregoing is a true copy of the Resolution as it appears in the records of the Limited Liability Company, and was duly and legally adopted at a meeting of the Members, called for that purpose and held on 10/27, 2023, pursuant to and in accordance with the Certificate of Formation and Operating Agreement thereof; and that the within Resolution has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

NLA Property Management, LLC

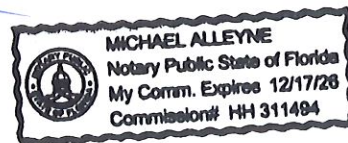
James S. Hudak
James Hudak, Member

Maria Hudak
Maria Hudak, Member

Sworn & Subscribed to before me this

27 th October
day of July, 2023

Michael Alleyne
Notary Public/Attorney at Law
State of ~~New Jersey~~ Florida



CERTIFICATION OF MEMBERSHIP
OF
NLA Property Management, LLC

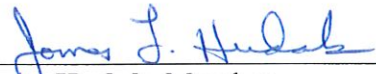
We, the undersigned, certify and affirm that the names of the Members of the above named Limited Liability Company who have an ownership interest in excess of ten percent (10%) are as follows:

James Hudak

Address: 208 Madison Avenue, Spring Lake, New Jersey 07762

Maria Hudak

Address: 208 Madison Avenue, Spring Lake, New Jersey 07762



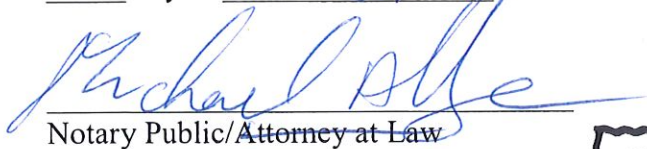
James Hudak, Member



Maria Hudak, Member

Sworn & Subscribed to before me this

th
27 day of October, 2023



Notary Public/Attorney at Law
State of New Jersey

Florida



LAND DEVELOPMENT

270 Attachment 1

APPENDIX A Borough of Bradley Beach

Application Checklist and Documents Required To Be Submitted [Amended 7-23-2019 by Ord. No. 2019-18]

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Subdivision	Site Plan	Subdivision	Final	Prelim.	Final		N/A
A.	Application Form (5 copies of completeness) (20 copies for review)	X	X	X	X	X	X	X	✓	
B.	Project Plat Information (5 copies of completeness) (20 copies for review) 1. Name, telephone # and address of owner and applicant. 2. Notarized signature/affidavit of ownership If applicant is not the owner, state applicant's interest in the plan. 3. Name, signature, license number, seal, address, telephone #, and fax # of the professional engineer, land surveyor, architect, planner, and/or certified landscape architect, as applicable, involved in preparation of the plan.	X	X	X	X	X	X	X	✓	
		X	X	X	X	X	X	X	✓	
		X	X	X	X	X	X	X	✓	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim	Final		
4.	Title block denoting type of application, tax map sheet, county, name of the municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	✓	
5.	Key map at specified scale showing location of surrounding properties, streets, easements, municipal boundaries, etc. within 500 feet of the property.	X	X	X	X	X	X	X	X	✓	
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting both feet and meters.	X	X	X	X	X	X	X	X	✓	
7.	Schedule of required zoning district Requirements, including, lot area, density, FAR, lot width, depth, yard, setbacks, building and impervious coverage, parking.	X	X	X	X	X	X	X	X	✓	
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X		
9.	Proof that tax payments are current.	X	X	X	X	X	X	X	X	✓	
10.	Certification blocks required by the Map Filing Law.			X			X		X		
11.	Monumentation as specified by the Map Filing Law and required by the Borough Engineer.			X			X		X		

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim	Final		
	12. Date of current property survey, name of reference plat and name and license number of New Jersey professional land surveyor.	X		X	X	X	X	X	X	✓	
	13. Plans to a scale of not less than 1"=30' and not larger than 1"= 10' on one of the following standard sheet sizes: 8 1/2 " x 14", 11" x 17", 24" x 36", or 30" x 42".	X	X	X	X	X	X	X	X	✓	
	14. Metes and bounds description showing dimensions, bearing of original and proposed lots.			X	X	X	X	X	X		
	15. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and right-of-way lines on streets.			X	X	X	X	X	X		
	16. Acreage of tract to the nearest tenth of a square foot and thousandth of an acre.	X	X	X	X	X	X	X	X	✓	
	17. Date and number of original plan preparation and of each subsequent revision. Include a brief narrative of each revision.	X		X	X	X	X	X	X	✓	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		✓	N/A
						Prelim	Final	Prelim.	Final		
18.	Size and location of all existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned.	X	X	X	X	X	X	X	X	✓	
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plan)		X	X	X	X	X	X	X		
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) as approved by the Borough Assessor and Engineer.			X	X	X	X	X	X		
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	X	X	X	X	X		
22.	Any existing or proposed easement or land reserved or dedicated for public use.	X	X	X	X	X	X	X	X		✓
23.	Property owners within 200 feet of the property. (From the most recent Borough tax records).	X	X	X	X	X	X	X	X		Order but not yet received. Waiver requested for completeness
24.	Location of slopes of 15% or greater, streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the property. (Note: Variance applications need only show on-site)	X		X	X	X	X	X	X		✓

LAND DEVELOPMENT

No.	Description	Variance Applic.	Minor Application		Major Application			Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan	Final
						Prelim	Final	Prelim	Final
25.	List of required or requested variances.	X		X	X	X	X	X	X
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X
27.	Phasing plan as applicable to include: a. Circulation plan, including signage separating construction traffic from that generated by the intended use of site. b. Timetable and phasing sequence.					X	X	X	X
28.	Preliminary architectural floor plans and building elevations.	X	X	X	X	X	X	X	X
29.	Site identification signs, traffic control signs, and identification signs.			X	X	X	X	X	X
30.	Sight triangles.			X	X	X	X	X	X
31.	Proposed street names if and where a new street is proposed.				X	X	X	X	X
32.	Parking plan showing spaces with size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress points, areas, dimensions and the number of spaces required by ordinance and the number of spaces provided.			X	X	X	X	X	X
33.	Number of employees, total and maximum per shift.			X	X	X	X	X	X

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
34.	Solid waste management and recycling plan showing dumpster location and provisions for waste and recyclables.				X			X	X		
35.	Size and location of all existing and proposed streets (general location for sketch plan).	X	X	X	X		X	X	X		✓
36.	Existing and proposed grades and other topographic features of the property and for a minimum distance of 50 feet beyond the property lines. Contours shall be at one-foot intervals with spot elevations at critical points.			X	X						
37.	Topographical features of the property from county aerial map.		X								
38.	Boundary, limit, nature and extent of wooded areas, specimen trees and other significant physical features	X	X	X	X	X	X	X	X		✓
39.	Existing system of drainage of the property and any larger tract or basin of which it is a part.					X	X	X	X		
40.	Pre and post drainage area maps.					X	X	X	X		
41.	Pre and post drainage calculations.					X	X	X	X		

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				Subdivision	Site Plan	Subdivision	Site Plan		<input checked="" type="checkbox"/>	N/A
							Prelim.	Final		
42.	Percolation tests and soil logs where retention basin, or groundwater recharge is proposed or required.			X	X	X	X	X		
43.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X		
44.	Number of lots following subdivision and acreage if over one acre, or square feet if less than one acre.	X	X	X	X	X	X	X		✓
47.	Indication of existing utilities.		X							
48.	Copy of plat and plans on a 3.5" diskette or CD in a .dxf file format if the plat or plans are drawn in AutoCAD format.					X		X		
49.	Two copies of the final map as filed with the Borough Tax Assessor and Engineer.					X		X		
C. Construction Plans										
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks buffers, structures, open space, recreation etc., as applicable.				X	X	X	X		
2.	Grading and utility plan to include as applicable:				X	X	X	X		

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan		N/A
						Prelim	Final	Prelim.	Final	
	a. Existing and proposed grades and other topographic features of the property and for a min. distance of 50 feet beyond the property lines. Contours shall be at 1-foot intervals with spot elevations at critical points. b. Elevations of existing and proposed structures. c. Location and invert elevation of existing and proposed drainage structures. d. Location of all streams, ponds, lakes and wetland areas. e. Locations of existing and proposed utilities, including depth of structures, manholes, valves, services, etc.									N/A
3.	a. Typical cross sections and center line profiles of all proposed streets and driveways, including utilities and stormwater facilities. b. Final center line profiles for all new streets and driveways, showing existing grades, proposed grades, stationing and proposed elevations of all proposed vertical curves, stationing and proposed elevations at intersection of all utility and stormwater lines.					X		X		
							X		X	

LAND DEVELOPMENT

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			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan		N/A
						Prelim	Final	Prelim	Final	
4.	Landscaping plan to include: a. Location of existing vegetation including all shade trees six-inch caliper and greater measured at 5 feet above ground level and all ornamental trees four-inch caliper or greater measured at 1 foot above ground level and the limits of clearing. b. Proposed buffer areas and method of protection during construction. c. Proposed landscaped areas. d. Number, size, species and location of proposed plantings, including street trees. e. Details for method of planting, including optimum planting season.				X	X	X	X	X	
5.	Soil erosion and sediment control plan prepared in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and the requirements of Chapter 188, Soil and Land Conservation.									
6.	Lighting plan to include: a. Location and height of proposed Fixtures. b. Detail for construction of fixture.									
						X	X	X	X	
						X	X	X	X	

BRADLEY BEACH CODE

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
7.	All required standard Borough construction details for all improvements, including: a. Roadways b. Curb c. Sidewalk d. Driveway aprons e. Drainage inlets f. Pipe bedding g. Outfalls h. Manholes i. Gutters j. Plantings k. Soil erosion & sediment control struct. l. Parking lots m. Water services, fire hydrants, and valves.				X		X	X			
D. Supplementary Documents											
1.	List all federal, state, county, regional and/or municipal approval or permits required.	X		X	X	X	X	X	X		✓
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X		✓
3.	Copies of by laws for condominium applications.										
4.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X		

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			Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
					Prelim	Final	Prelim	Final		
5.	Performance guaranties.		X	X		X		X		
6.	Executed developers agreement.					X		X		
7.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X		X	X	X	X	✓	
8.	Statement from utility companies as to serviceability of the site.		X	X	X	X	X	X		
9.	Stormwater management calculations.				X	X	X	X		
10.	Payment of all applicable fees and posting of required escrows.	X	X	X	X	X	X	X	✓	
11.	Statement of environmental impact and assessment (SEIA).				X		X			
12.	Number of witnesses if any and their area of expertise.	X	X	X	X	X	X	X	Waiver requested for completeness, as this is to be determined	✓
13.	A plan providing for alternate safe circulation for pedestrians and vehicles during construction	X	X	X	X	X	X	X		